

Proposed Substantial Amendments  
to the Snohomish County Urban County Consortium  
Housing and Community Development  
2014 Annual Action Plan

March 11, 2015



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Upon request, reasonable accommodations for persons with disabilities will be made to provide the information in this document in an alternate format and for submittal of comments in other formats. To make a request, please contact Sue Tracy at [sue.tracy@snoco.org](mailto:sue.tracy@snoco.org), 425-388-3269, or 711 for TTY users.

## I. Public Comment and Contact Information

Snohomish County (County), as lead agency of the Snohomish County Urban County Consortium (Consortium), seeks public review and comment on a proposed substantial amendment to the Consortium's 2014 Annual Action Plan.

The Annual Action Plan describes how certain grant funds will be used during the year to help meet the five-year goals set forth in the Consortium's 2010-2014 Consolidated Plan. The sources of grant funds include Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. The Annual Action Plan includes funding allocations to specific activities.

The funds are used to provide support for affordable housing projects and community development projects (public facility improvements, infrastructure improvements, and public services) which principally benefit low- and moderate-income households and neighborhoods within the county.

A substantial amendment to an Annual Action Plan is sometimes needed after the plan has been adopted. On such occasions, the County publishes notice of the proposed substantial amendment and provides the public with at least 30 days to comment. This notice serves this requirement for the two proposed substantial amendments listed below. Descriptions of the amendments are included in Section II of this document.

- Identification of Project Site in Everett for Foundation for the Challenged – FFC Homes VIII Project
- Change in Use of Funds from Boys & Girls Club -- Sultan ECEAP Preschool Sultan Boys & Girls Club Building Improvements

All interested persons are encouraged to review and comment on the proposed substantial amendment. Written comments must be submitted no later than 4 p.m. on Friday, April 10, 2015. Comments may be submitted via e-mail or mail. Comments received will be taken into consideration before final action on the proposed amendments. Submit comments to:

Contact: Sue Tracy  
E-mail: [suetracy@snoco.org](mailto:suetracy@snoco.org)  
Mail: Snohomish County Human Services Department  
Housing & Community Services Division – M/S 305  
3000 Rockefeller Ave, Everett, WA, 98201.

**ADA Notice:** Upon request, reasonable accommodations for persons with disabilities will be made to provide information in this document in an alternate format and for submittal of comments in other formats. To request an accommodation, contact Sue Tracy via e-mail at [sue.tracy@snoco.org](mailto:sue.tracy@snoco.org), via phone at 425-388-3269, or at 711 for TTY users.

### III. Proposed Substantial Amendments

#### A. **Identification of Project Site in Everett for Foundation for the Challenged – FCC Homes VIII Project**

##### **1. Summary of Proposed Action.**

Amend the 2014 Annual Action Plan to identify a second site in Everett for the Foundation for the Challenged – FCC Homes VIII affordable housing project.

##### **2. Background and Description of Amendment.**

The Foundation for the Challenged – FCC Homes VIII project consists of the acquisition and adaptive rehabilitation of two single family homes with three bedrooms each to provide permanent supportive rental housing for six adults with developmental disabilities with incomes at or below 30% of the area median income. On-site 24/7 supportive services are anticipated to be provided by other non-profit organizations contracted by the Developmental Disabilities Administration.

The project was awarded \$115,236 in CDBG funds in the 2014 Action Plan, including \$111,000 to Foundation for the Challenged for project costs and \$4,236 for Snohomish County project-related activity delivery costs. At the time the 2014 Action Plan was adopted in May 2014, specific sites for the project had not been identified. A Marysville site for the first home was recently approved via amendment.

A proposed site for the second home has now been identified and is located at 710 – 106<sup>th</sup> PL SW, Everett, WA 98204. This amendment would revise the project description to add this second location and would allow the project to move forward with acquisition of the property in May and completion of the site by December 2015.

##### **3. Revised Table 3C Project Description**

A revised project description for the 2014 Annual Action Plan in the format required by the U.S. Department of Housing and Urban Development is located on the following page. The revision adds the second project site.

**Table 3C**  
**Consolidated Plan Listing of Projects: 2014 Action Plan**

**Applicant's Name:** Foundation for the Challenged

**Priority Need:** Affordable Housing, Strategy H-1 and H-3

**Project Title:** FCC Homes VIII

**Description:**

The project consists of the acquisition and adaptive rehabilitation of two single family home with three bedrooms each to provide permanent supportive rental housing for six adults with developmental disabilities with incomes at or below 30% of the area median income. It is anticipated that the CDBG funds will be used for acquisition. On-site 24/7 supportive services are anticipated to be provided by other non-profit organizations contracted by the Developmental Disabilities Administration. Snohomish County will use a portion of the CDBG funds allocated to this activity for activity delivery costs.

**Objective category:** ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

**Location/Target Area:**

First site: 5731 – 121<sup>st</sup> Place NE, Marysville, WA 98271

Second site: 710 – 106<sup>th</sup> PL SW, Everett, WA 98204

|                                           |                                                 |
|-------------------------------------------|-------------------------------------------------|
| Objective Number<br>H-1, HO-1 & H-3, HO-8 | Project ID                                      |
| HUD Matrix Code<br>14G                    | CDBG Citation<br>24 CFR 570.201                 |
| Type of Recipient<br>Private Non-Profit   | CDBG National Objective<br>24 CFR 570.208(a)(3) |
| Start Date (mm/dd/yyyy)<br>01/07/2015     | Completion Date (mm/dd/yyyy)<br>12/31/2015      |
| Performance Indicator<br>Housing Units    | Annual Units<br>2                               |
| Local ID<br>HCS-14-23-1401-319            | Units Upon Completion<br>2                      |

**Funding Sources:**

|                  |         |
|------------------|---------|
| CDBG             | 115,236 |
| ESG              |         |
| HOME             |         |
| HOPWA            |         |
| Total Formula    | 115,236 |
| Prior Year Funds |         |
| Assisted Housing |         |
| PHA              |         |
| Other Funding    | 646,000 |
| Total            | 761,236 |

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

**B. Boys & Girls Club of Snohomish County Sultan ECEAP Preschool – Change in Use of Funds**

**4. Summary of Proposed Action.**

Amend the 2014 Annual Action Plan to change the scope of the Boys & Girls Club of Snohomish County (Boys & Girls Club) – Sultan ECEAP Preschool from construction of a preschool to construction of a gym for the new Sultan Boys & Girls Club facility.

**5. Background and Description of Amendment.**

The 2010 Action Plan, as amended, includes a \$349,873.67 CDBG award to the Boys & Girls Club for the rehabilitation of the Sultan Boys & Girls Club facility, including \$340,865 in project costs and \$9,008.67 in Snohomish County project-related activity delivery costs. Before the award was under contract with the County, the club buildings caught fire and were destroyed, and the award was amended so that the funds could be used to help build a new Sultan Club on a different site. The proposed scope of work for the new club consisted of the construction of an 18,000 square-foot building including a gym, game rooms, computer lab, teen center, and a kitchen/multi-purpose room.

The Boys & Girls Club entered into a long-term lease with the Volunteers of America of Western Washington (Volunteers of America) to allow the new Sultan Club building to be built on its property in Sultan. The new building requires the demolition of an existing building that housed the Early Childhood Education and Assistance Program (ECEAP) and the construction of a new preschool within the new Sultan Club building.

The 2014 Action Plan, as amended, includes a \$214,114 CDBG award to the Boys & Girls Club to pay for the ECEAP preschool portion of the new building's construction costs, including \$203,999 in project costs, and \$10,815 for Snohomish County project-related activity delivery costs.

The project was published for bids, but costs came in too high. The scope of work for this project was reduced by removing the gym, with the intent of completing it when the Boys & Girls Club could secure additional funds.

The Boys & Girls Club is requesting to change the use of its 2014 CDBG award from construction of the new ECEAP preschool to construction of the new Sultan Club gym, as it is able to complete construction of the preschool with other funds. The new Sultan Club, including the ECEAP preschool, is currently under construction and is estimated to be completed by March 30, 2015. The total development cost of the gym is estimated to be \$1,250,000 and construction is expected to be completed by April 2016.

## **6. Revised Table 3C Project Description**

A revised project description for the 2014 Annual Action Plan in the format required by the U.S. Department of Housing and Urban Development is located on the following page. The revision changes the use of the award from construction of a preschool to construction of a gym for the new Sultan Boys & Girls Club.

**Table 3C**  
**Consolidated Plan Listing of Projects: 2014 Action Plan**

**Applicant's Name:** Boys & Girls Club of Snohomish County

**Priority Need:** Public Facilities, CD-1

**Project Title:** Sultan Boys & Girls Club Building Improvements

**Description:**

CDBG funds would be used for construction costs to build a gym for the new Sultan Boys & Girls Club facility which serves youth and children from predominately low- and moderate-income households.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

**Location/Target Area:**

701 – 1<sup>st</sup> Street, Sultan, WA

|                                          |                                                 |
|------------------------------------------|-------------------------------------------------|
| Objective Number<br>PFO-3                | Project ID                                      |
| HUD Matrix Code<br>03E                   | CDBG Citation<br>24 CFR 570.201(c)              |
| Type of Recipient<br>Private Non-Profit  | CDBG National Objective<br>24 CFR 570.208(a)(2) |
| Start Date (mm/dd/yyyy)                  | Completion Date (mm/dd/yyyy)                    |
| Performance Indicator<br>Public Facility | Annual Units<br>1                               |
| Local ID                                 | Units Upon Completion<br>1                      |

**Funding Sources:**

|                  |         |
|------------------|---------|
| CDBG             | 214,114 |
| ESG              |         |
| HOME             |         |
| HOPWA            |         |
| Total Formula    | 214,114 |
| Prior Year Funds |         |
| Assisted Housing |         |
| PHA              |         |
| Other Funding    |         |
| Total            |         |

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs



